

## ZONING INTERPRETATION RECORD

### **Subject of Interpretation:**

Parking Requirements for Shopping Centers Outside of the Downtown Overlay District area.

### **Zoning Ordinance Section Number:**

Section 9.103, Table 9.2

### **Cause for Interpretation:**

To provide clarification of parking requirements for shopping centers.

### **Interpretation:**

Parking requirements for *shopping centers* [“Freestanding stores and neighborhood centers (up to 200,000 square feet)” and “Regional shopping center (more than 200,000 square feet)”] located outside of the Downtown Overlay District shall apply to *gross floor area* of the center ***regardless of the tenant use mix.***

For example, a C-3 zoned, 100,000 square foot neighborhood *shopping center* containing restaurants, retail, and office would use the parking requirement for “Freestanding stores and neighborhood centers (up to 200,000 square feet)” of 1 space per 250 square feet of gross floor area for the entire center. The parking requirement would be 400 total parking spaces, even when the mix of tenant uses change. If the same *shopping center* was “In planned convenience center district, without arterial street frontage”, the ratio of 1 space per 300 square feet gross floor area would apply instead.

In contrast, parking requirements listed for uses that are also commonly found in *shopping centers* are intended to apply only when the use is *freestanding*. For example, a *freestanding* restaurant without a bar in a C-3 district would use the standard for “Restaurants – In other districts”. However, this standard would not be used for the same restaurant that is part of a *shopping center*. Likewise, a *freestanding* Restaurant without a bar in a Planned Neighborhood Center district would use the standard for “Restaurants – In planned neighborhood center, planned community center, or planned regional center”. Tenants in a *shopping center* may still elect to be *freestanding*, provided however, that the tenant and *shopping center* are in separate, legally created parcels that independently satisfy all requirements of the Zoning Ordinance

This interpretation does not supersede parking requirements established as a condition of City Council approval (including but not limited to stipulations for a *valid* Use Permit or Re-zoning). Applicants for projects in *shopping centers* may still use other provisions of Article IX allowing credits and reductions such as Section 9.104.E Mixed-use shared parking programs.

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Interpretation By: Shawn Murray

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Date

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Approved By: Randy Grant

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